



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl, AICP
Director of Planning

November 26, 2003

TO: Librarian
Valencia Library
23743 W. Valencia Blvd.
Santa Clarita, CA 91355

FROM: Annie Lin
Principal Regional Planning Assistant
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

**SUBJECT: TENTATIVE TRACT MAP NO. 43589
OAK TREE PERMIT CASE NO. 98-046-(5)
CONDITIONAL USE PERMIT CASE NO. 98-046-(5)**

Tentative Tract Map No. 43589, Zone Change and Conditional Use Permit Case No. 98-046-(5) are scheduled for a Public Hearing before the Regional Planning Commission of the Los Angeles County Department of Regional Planning on January 21, 2004.

Please have the materials listed below be available to the public.

If you have any questions regarding this matter, please call the Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments:

1. Copy of Tentative Tract Map No. 43589
2. Vicinity Map
3. Notice of Public Hearing
4. Reports/recommendation



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

**THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES**

James E. Hartl, AICP
Director of Planning

**NOTICE OF PUBLIC HEARING
AND NOTICE OF COMPLETION AND AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT FOR
STATE CLEARINGHOUSE NUMBER #1999101054**

TENTATIVE TRACT MAP 43589, ZONE CHANGE AND CONDITIONAL USE PERMIT CASE NO. 98-046-(5)

Notice is hereby given that the Regional Planning Commission of Los Angeles County will conduct a public hearing concerning this proposed land development on **January 21, 2004**, at 9:00 a.m., in Room 150, Hall of Administration, 320 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify.

General description of proposal: The tract map proposes to create 90 single-family lots, two open space lots and one public facility lot on 75 acres. The zone change request proposes to change the zoning on 23 acres of the project site from A-1-1 and A-1-1-DP to R-1-7000-DP. The conditional use permit is necessary to ensure compliance with requirements for development in Hillside Management Areas and for the proposed Development Program Zone and to authorize the density controlled development.

General location of property: Northerly of Copper Hill Drive at the terminus of Benz Road in the Sand Canyon Zoned District of Los Angeles County.

The County of Los Angeles Department of Regional Planning, acting in the capacity of a Lead Agency under the County Environmental Guidelines, Chapter III, Section 304, has filed a Notice of Completion of a Draft Environmental Impact Report for the project. This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act, as amended (CEQA); Public Resources Code, Section 21000 et seq.; and the Guidelines for Implementation of the California Environmental Quality Act Guidelines, California Code of Regulation, Title 14, Chapter 15000 et seq. The EIR addresses all environmental factors having a potential for significant impacts under the regulations and guidelines cited above. The Draft EIR concludes that the project design and/or suggested conditions will adequately mitigate the potentially significant impacts to a level of no significance.

The formal public review period for the Draft Environmental Impact Report will be for a period of 45 days, from December 2, 2003 to January 15, 2004. Written comments should be submitted to Dr. Hsiao-ching Chen, Department of Regional Planning, Room 1346, 320 West Temple Street, Los Angeles, California 90012.

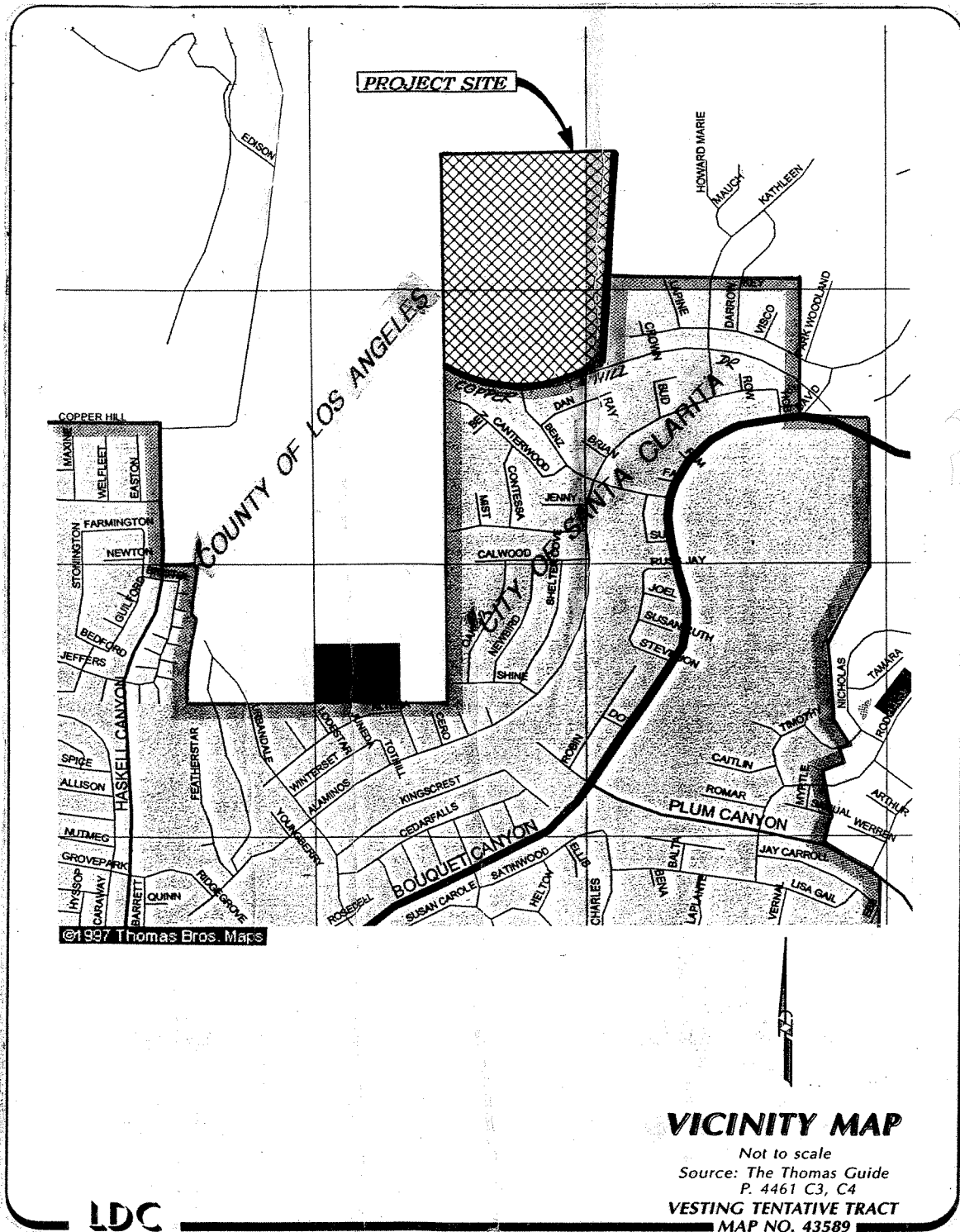
Case materials, including the environmental documentation, are available for review Monday through Thursday, between 7:30 AM and 6:00 PM, at the Department of Regional Planning, Hall of Records, Room 1382, 320 West Temple Street, Los Angeles, California 90012. The offices are closed on Fridays. Case materials will also be available for review beginning December 21, 2003 at the Valencia Library, 23743 West Valencia Boulevard, Santa Clarita, CA 91355. Selected materials will also be available on the Department of Regional Planning website at <http://planning.co.la.ca.us>. The Draft Environmental Impact Report will be available for review from December 2, 2004 at the Valencia library and the following County libraries: Newhall Library, 22704 W. Ninth St., Santa Clarita, CA 91321 and Canyon Country Library, 18536 Soledad Canyon Road, Santa Clarita, CA 91355.

These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Ms. Annie Lin. You may also obtain additional information concerning this case by phoning Ms. Annie Lin at (213) 974-6433. Callers from North County areas may dial (805) 272-0964 (Antelope Valley) or (805) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Regional Planning Commission at or prior to the public hearing.

"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear 90 parcelas de familia singular en 75 acres. La audiencia publica para considerar el proyecto y Redacto de el Reporte de Impacto Ambiental se llevara acabo el **21 de enero 2004**. Si necesita mas informacion, o si quiere este aviso en Espanol, favor de llamar al Departamento de Planificacion al (213) 974-6466."

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".





Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PROJECT No. ZC, CUP 98-046-(5)
TRACT MAP NO. 43589

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE January 21, 2004	

APPLICANT Rodgers Enterprises, Inc.		OWNER Rodgers Enterprises, Inc.		REPRESENTATIVE Land Design Consultants	
REQUEST Tentative Tract Map: To create 90 single-family lots, two open space lots and one public facility lot on 75.52 gross acres. Zone Change: To change 23 acres of the subject property from the A-1-1 and A-1-1-DP Zone to R-1-7000-DP. Conditional Use Permit: To ensure compliance with requirements for hillside management areas and the Development Program Zone and to authorize the density controlled development.					
LOCATION/ADDRESS Terminus of Benz Road and northerly of Copper Hill Drive		ZONED DISTRICT Sand Canyon			
ACCESS Copper Hill Drive		COMMUNITY			
		EXISTING ZONING A-1-1-DP (Light Agricultural, one acre minimum required area, Development Program Zone) and A-1-1.			
SIZE 75.52 gross acres	EXISTING LAND USE Vacant	SHAPE Rectangular		TOPOGRAPHY Hilly Terrain	
SURROUNDING LAND USES & ZONING					
North: Vacant; A-2-1			East: Vacant, Single-family residences; R-1-10,000-DP, R-1-6500 within the City of Santa Clarita		
South: Single-family residences; R-1-6500 in the City of Santa Clarita			West: Vacant; R-1-5000		
GENERAL PLAN		DESIGNATION		MAXIMUM DENSITY	CONSISTENCY
County-wide General Plan		Non-Urban, Urban 1, Hillside Management		To be determined	To be determined
Santa Clarita Valley Area Plan		Non-Urban 2, Urban 1, Urban 2, HM		To be determined	To be determined
ENVIRONMENTAL STATUS Draft Environmental Impact Report					
DESCRIPTION OF SITE PLAN The map depicts 90 single-family lots, two open space lots and one public facility lot.					
KEY ISSUES <ul style="list-style-type: none">The property is located adjacent to the City of Santa Clarita and is within the Santa Clarita General Plan. The city has concerns about impacts to on-site biological resources, particularly the blueline stream, visual and traffic impacts, and increased demand on recreational facilities.The property is located in a hillside management area and over 76% of the site has slopes of 25% or more. The project proposes approximately 500,000 cubic yards of cut and fill. Maximum heights include 135 feet for cut and 60 feet for fill slopes, with maximum 2:1 gradients. <p style="text-align: right;">(If more space is required, use opposite side)</p>					

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON					
RPC HEARING DATE (S)		RPC ACTION DATE		RPC RECOMMENDATION	
MEMBERS VOTING AYE		MEMBERS VOTING NO		MEMBERS ABSTAINING	
STAFF RECOMMENDATION (PRIOR TO HEARING)					
SPEAKERS*		PETITIONS		LETTERS	
(O)	(F)	(O)	(F)	(O)	(F)

*(O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☐ APPROVAL☐ DENIAL☐ No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2☒ Street improvements ___ X ___ Paving ___ X ___ Curbs and Gutters ___ X ___ Street Lights☒ Street Trees ___ Inverted Shoulder ___ X ___ Sidewalks ___ Off Site Paving ___ ft.☒ Water Mains and Hydrants☒ Drainage Facilities☒ Sewer ☐ Septic Tanks ☐ Other _____☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

- Due to the City of Santa Clarita's concerns about grading impacts, staff would encourage contour grading, rather than the proposed conventional cut and fill grading. Reduction in the heights of cut and fill slopes would help address visual impacts.
- Pursuant to Hillside Management provisions, the project is required to provide open space comprising at least 70% of the non-urban categories and 25% of the urban categories. Staff recommends that this open space requirement be met through public or common open space, rather than private yards. Staff would further encourage the provision of a public or community park. This would address one of the City's concerns regarding needed recreational facilities in the area.

Prepared by: Annie Lin

**DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 43589**

**DRAFT
Map Date: 9-25-03**

CONDITIONS:

1. Conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code (Subdivision and Zoning Ordinances) including Section 22.20.105 and Section 22.52.1180, and all conditions of approval for Conditional Use Permit No 98-046-(5).
2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit No. 98-046-(5), conform to the applicable lot area requirements of the R-1-7,000-DP, A-1-1 and A-1-1-DP zones.
3. In accordance with Conditional Use Permit No. 98-046-(5), this land division is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the R-1-7,000-DP, A-1-1-DP and A-1-1 zones. If multiple final maps are recorded, the average area of all lots shown on each final map and all previously recorded final maps shall comply with the minimum lot area requirements of the applicable R-1-7,000-DP, A-1-1 and A-1-1-DP zones.
4. Recordation of the final map is contingent upon the effectuation of an ordinance changing the zoning of the property from A-1-1 and A-1-1-DP to R-1-7000 as recommended under Zone Change Case No. 98-046-(5).
5. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.
6. Provide at least 40 feet of street frontage at the property line and approximately radial lot lines for each lot fronting on the knuckles and cul-de-sacs and at least 50 feet of street frontage on all other lots, except on flag lots.
7. Flag lots shall have fee access strips of at least 10 feet in width where contiguous to other strips and 15 feet where not contiguous to other strips. In cases where there are hillside slopes or footings for walls or planters adjacent to the access strips, the width of the access strips shall be sufficient to accommodate the full width of the required driveway paving.
8. Provide reciprocal easements over the multiple access strips for the benefit of the lots served. Submit to the Department of Regional Planning for approval a notarized letter agreeing to record the easement documents when the lots are sold and a copy of the easement document.
9. Label all common driveways as "Private Driveway - Fire Lane" on the final map.

10. Construct or bond with the Department of Public Works for the construction of driveway paving on the flag lots, from the street to the building pads, to the satisfaction of the Department of Regional Planning and the Department of Public Works as follows:
 - a minimum of 15 feet in width where serving one residence or 20 feet in width where the driveway is 150 feet in length;
 - a minimum of 20 feet in width where serving two residences; and
 - a minimum of 24 feet in width where serving three residences.
11. Post all common driveways with signs stating "No Parking – Fire Lane" and provide for continuous posting and enforcement of this restriction in the project's covenants, conditions and restrictions (CC&R's) or in a maintenance agreement. Submit a copy of the CC&R's or maintenance agreement to the Department of Regional Planning for approval.
12. Provide for the ownership and maintenance of the common driveways through a maintenance agreement by the owners of the lots served. Submit a copy of the agreement to be recorded to the Department of Regional Planning for approval.
13. Show Copper Hill Drive and A through D Streets as dedicated streets on the final map.
14. Grant to all persons holding title to lands within the County of Los Angeles and their Heirs, Successors, and Assigns, as their interests may now or hereafter appear of record, a non-exclusive easement for ingress and egress and for road and utility purposes over the dedicated streets in this subdivision to the satisfaction of the Department of Regional Planning and the Department of Public Works.
15. Permission is granted to use the alternate cross section to the satisfaction of the Department of Regional Planning and Department of Public Works.
16. Dedicate to the County of Los Angeles all construction rights over the open space lots (Lots 92 and 93) on the final map to the satisfaction of the Department of Regional Planning.
17. Provide at least 15 feet of street frontage or access easement for the open space lots on the final map.
19. Provide for the ownership and maintenance of the open space lots (Lots 92 and 93) through the homeowners' association or a landscape maintenance district to the satisfaction of the Department of Regional Planning and Department of Parks and Recreation.

20. Permission is granted to create additional open space lots to the satisfaction of the Department of Regional Planning.
21. Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of more than one residence and accessory structures on lots having twice the required area.
22. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in a covenant which would require continued maintenance of the plantings for lots having planted slopes. Submit a copy of the document to be recorded to the Department of Regional Planning for approval.
23. Plant at least one tree within the front yard of each residential lot. The location and the species of said tree may be incorporated into the landscape plan to be approved by the Director of Planning and the County Forester and Fire Warden. Prior to final map approval, a bond shall be posted with the Department of Public Works or other verification shall be submitted to the satisfaction of the Department of Regional Planning to insure the planting of the required trees.
24. A final tract map is required for this land division. A waiver is not allowed.
25. Permission is granted to file a parcel map over the property as the first unit final map, provided all lots contain minimum lot areas of 20 acres and all applicable conditions are met to the satisfaction of the Department of Public Works and Department of Regional Planning.
26. Permission is granted to record multiple final maps. The boundaries of the unit final maps shall be to the satisfaction of the Department of Public Works and the Department of Regional Planning. Each final map to record shall comply on its own, or in combination with previously recorded maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance and Conditional Use Permit No. 98-046-(5). Prior to approval of each final map submit the following:
 - a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final maps and the expected boundaries and phasing of all future final maps; and
 - b. A summary sheet indicating the number and type of all lots shown on the current and previous final maps.
27. Within five (5) days of the tentative map approval date, the subdivider shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and in

order to defray the cost of wildlife protection and management, the applicant is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code. No land use project subject to this requirement is final, vested or operative until the fee is paid. The current fee amount is \$875.00.

28. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a library facilities mitigation fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$665.00 per dwelling unit (\$665.00 X 90 dwelling units = \$59,800). The permittee may contact the County Librarian at (562) 940-8430 regarding payment of fees.
29. The mitigation measures set forth in the Mitigation Monitoring Program for the project are incorporated by this reference and made conditions of the tentative map. Record a covenant and agreement, and submit a copy to the Department of Regional Planning for approval, agreeing to the mitigation measures imposed by the Mitigation Monitoring Program for this project. To ensure the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to the Department of Regional Planning as frequently as may be required by the department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
30. Within thirty (30) days of the tentative map approval date, the subdivider shall deposit the sum of \$3,000.000 with the Department of Regional Planning to defray the cost of reviewing the subdivider's reports and verifying compliance with the Mitigation Monitoring Program.
31. The subdivider shall record the terms and conditions of Conditional Use Permit Case No. 98-046-(5) in the Office of the County Recorder concurrently with the recordation of the first final map.
32. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tract map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

33. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by subdivider in accordance with Los Angeles County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of the Department of Public Works, Fire Department, Department of Parks and Recreation, and Department of Health Services, in addition to the Department of Regional Planning.

CONDITIONAL USE PERMIT NO. 98-046-(5)
CONDITIONS

DRAFT

1. This grant authorizes the use of the 75.52 acre subject property for a maximum of 90 single-family residential lots, 2 open space lots and one public facility lot in compliance with density-controlled development and hillside management design review criteria, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning an affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Conditions Nos. 6 and 9 and 42. Further, this grant shall not become effective unless and until the Board of Supervisors has approved Zone Change Case No. 98-046-(5) and an ordinance reflecting such change has become effective.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$1,500.00. These monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for ten (10) biennial inspections. The inspections shall be unannounced.
7. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement

efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

8. The property owner or permittee shall record the terms and conditions of this grant in the office of the County Recorder concurrently with the recordation of the final map for Vesting Tentative Tract Map No. 43859. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
9. Within five (5) days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and in order to defray the cost of wildlife protection and management, the applicant is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$875.00.
10. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

12. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 43859. Unless this grant is used within the time specified, the grant shall expire. In the event that Vesting Tentative Tract Map No. 43859 should expire without the recordation of a final map, this grant shall expire upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
13. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map and the approved exhibit map on file marked Exhibit "A." An amended or revised tentative tract map approved for Vesting Tentative Tract Map No. 43859 may, at the discretion of the Director of Planning, constitute a revised Exhibit "A." All revised plans shall require the written authorization of the property owner.
14. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Planning.
15. The area of individual lots shall substantially conform to that shown on the approved Exhibit "A."
16. This project is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the proposed zones in accordance with Los Angeles County Code Section 22.56.205. The associated tentative tract map, Vesting Tentative Tract Map No. 43859, may record in phases as separate final maps, provided that the average area of all lots shown on each final map in conjunction with all previously recorded final maps complies with the minimum area requirements of the zones where lots are proposed with reduced areas.
17. The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 43859.
18. All utilities shall be placed underground.
19. No structure shall exceed a height of 35 feet above grade, except for chimneys and rooftop antennas.
20. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.

21. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained.
22. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. Monday through Friday. No Saturday, Sunday or holiday operations are permitted.
23. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
24. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
25. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
26. No recreational vehicles shall be parked or stored on any street within the development. The permittee shall provide for continuous enforcement of this restriction in the project's covenants, conditions and restrictions.
27. The permittee shall obtain all necessary permits from the Los Angeles County Department of Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
28. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County of Los Angeles.
29. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
30. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage no later than 72 hours after such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
31. The permittee shall utilize water-saving devices and technology in the construction of this project to the extent feasible and consistent with Los Angeles County Building and Plumbing Codes.

32. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
33. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.
34. The permittee shall participate in an appropriate financing mechanism to provide funds for fire protection facilities required by new residential developments in an amount proportionate to the demand created by this project.
35. Prior to the issuance of building permits, the permittee shall pay all required school mitigation fees.
36. Prior to the issuance of any grading or building permit, the permittee shall submit to the Director of Planning for review and approval three (3) copies of a revised Exhibit "A" (fully dimensioned, detailed site plan), indicating that the proposed construction and associated grading:
 - a. complies with the conditions of this grant and the standards of the zone; and
 - b. is compatible with hillside resources.

Review of this site plan, within the limits established by geologic and engineering constraints, shall emphasize grading amount and technique, preservation of natural features, landscaping of altered open space and graded slopes, and placement of residences on site.

If the permittee elects to grade in phases, a site plan which does not show walls, parking or building setbacks may be submitted prior to rough grading, provided a subsequent site plan is submitted prior to fine grading or the issuance of building permits.

37. All graded slopes (cut and fill) shall be revegetated. Prior to the issuance of any grading or building permit, three (3) copies of a landscape plan, which may be incorporated into a revised Exhibit "A", shall be submitted to and approved by the Director of Planning before issuance of any building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

In addition to the review and approval by the Director of Planning, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and the

Los Angeles County Forester and Fire Warden. Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements.

The landscaping plan must show that at least 50% of the area covered by landscaping will contain only locally indigenous species, including not only trees, but shrubs and ground covering as well. However, if the permittee demonstrates to the satisfaction of the Director of Planning that compliance with this requirement is not possible due to County fire safety requirements, then the Director of Planning may determine that a lower percentage of such planting shall be required. In those areas where the Director of Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 30%. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director of Planning and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

Permitted Plantings. Trees, shrubs and ground coverings indigenous to the local region may be used for the required 50% landscaping. Fire retardant and locally indigenous plants that may also be used for such required 50% landscaping can be found on the attached list (marked Exhibit "B") compiled by the Los Angeles County Forester and FireWarden. This list may be amended as approved by the Director of Planning.

Timing of Planting. Prior to the issuance of building permits for any construction, the permittee shall submit a landscaping phasing plan for the landscaping associated with that construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs and ground coverings shall be completed within six months following occupancy.

The approved phasing plan shall set forth goals for the growth of the new plants in order to achieve established landscaping within eighteen months following completion of the required planting. The permittee shall supply information for review by the Director of Planning of the completed landscaping to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished, at the time of review, the Director of Planning may require replacement planting as necessary to assure completion in accordance with such plan.

These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.

38. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.

39. Open space shall comprise not less than 70% of the net area of the project pursuant to Section 22.56.215 of the Los Angeles County Code.
40. Concurrent with the recordation of the first final map, record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of Planning for approval.
41. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director of Planning for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

The reports shall be submitted in the following sequence:

- a. Prior to or concurrent with submittal of the revised Exhibit "A" to be approved by the Director of Planning prior to issuance of grading permits.
 - b. At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase.
 - c. Prior to occupancy clearances by the Department of Public Works.
 - d. Additional reports shall be submitted as required by the Director of Planning.
42. Within thirty (30) days of the approval of this grant, the subdivider shall deposit the sum of \$3,000.00 with the Department of Regional Planning to defray the cost of reviewing the subdivider's reports and verifying compliance with the Mitigation Monitoring Program. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.

The following report consisting of 11 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

HCW

7. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
8. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
10. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. If the subdivider intends to file multiple final maps, he must so inform the Advisory Agency at the time the tentative map is filed. The boundaries of the unit final maps shall be designed to the satisfaction of the Director of Public Works and the Department of Regional Planning.
13. The first unit of this subdivision shall be filed as Tract No. 43589-01, the second unit, Tract No. 43589-02, and the last unit, Tract No. 43589.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
15. Quitclaim or relocate easements running through proposed structures.
16. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
17. Provide addressing information in Microsoft Excel format to the satisfaction of Public Works.

HW



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT/PARCEL MAP NO. 43589

REVISED AMENDED TENTATIVE MAP DATED 09/25/03

DRAINAGE CONDITIONS

- ☒ Portions of the existing property lying in and adjacent to the natural drainage courses are subject to flood hazard.
- ☒ Portions of the existing property are subject to sheet overflow, ponding, and high velocity scouring action.
- ☒ Comply with the following requirements to the satisfaction of Director of Public Works prior to the filing of the final map:
 - ☒ Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map.
 - ☒ A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study shall be approved prior to submittal of improvement plans.
- ☒ Comply with the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) to the satisfaction of the Department of Public Works prior to approval of improvement plans.
- ☒ A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010 of the Subdivision Ordinance.
- ☒ Comply with the requirements of the revised drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 11/06/03 to the satisfaction of Public Works.

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GRADING CONDITIONS:

- ☒ A grading plan and soil report must be submitted and approved prior to approval of the final map.
- ☒ Delineate all lines of sight easements on the grading plans.
- ☒ A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Name

M. Od. Kajibaf
MO KAJBAF

Date

11/10/03

Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT / PARCEL MAP 43589
SUBDIVIDER Rodgers Enterprises
ENGINEER Land Design Consultants
GEOLOGIST & SOILS ENGINEER Southwest Geotechnical, Inc.


TENTATIVE MAP DATED 9/25/03 (Revised)
LOCATION Santa Clarita
REPORT DATE 8/29/03, 6/21/02, 2/28/03, 4/4/03

- ☒ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**
- ☒ The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- ☒ The Soils Engineering review dated 11/20/03 is attached.
- ☒ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**
- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☐ A geology and/or soils engineering report may be required prior to approval of building or grading plans.
- ☒ Geotechnical Recordation Map verification deposit estimate 6 hours.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____

Prepared by


Geir R. Mathisen

Reviewed by


Charles T. NestleDate 11/20/03

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
Job Number GMPH
Sheet 1 of 1

Review No. 3

Tentative Tract Map 43589
Location Copper Hill Drive, Saugus
Developer/Owner Rodgers Enterprises
Engineer/Architect Land Design Consultants
Soils Engineer Southwest Geotechnical (SGI # 0204194)
Geologist Southwest Geotechnical

DISTRIBUTION:

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:
Revised Tentative Tract Map dated by Regional Planning 9/25/02
Soils Engineering Report Dated 11/14/03, 8/29/03, 2/28/03, 4/4/03 & 6/21/02
Previous review sheet dated 10/29/03

ACTION:

Tentative Map feasibility is recommended for approval.

REMARKS:

Submit two sets of grading/building plans to the Soils Section for verification of compliance with County codes and policies.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
A. THE ON-SITE SOILS ARE MODERATELY CORROSIVE TO FERROUS METALS.
B. OFF-SITE GRADING IS PROPOSED AT THIS SITE.



Prepared by

Maria LLanely Medrano

Reviewed by

Fred F. Garib

Date 11/20/03

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmepub\Soils Review\MEDRANO\43589d.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets and a minimum centerline curve radius of 100 feet on all cul-de-sac streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate, in accordance with AASHTO guidelines.
3. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
4. The minimum centerline radius on a local street with an intersecting street on the concave side should comply with design speeds per Subdivision Plan Checking Sections's "Requirements for Street Plans " and sight distances per the current AASHTO.
5. The centerlines of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from 60 feet to 58 feet of right-of-way.
6. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
7. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
8. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.
9. Prepare signing and striping plans for Copper Hill Drive abutting this subdivision to the satisfaction of Public Works.

10. Provide intersection sight distance commensurate with a design speed of 60 mph (650 feet) on Copper Hill Drive from "A" Street. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
11. Provide standard property line return radii of 13 feet at all local street intersections, including intersection of local streets with Copper Hill Drive.
12. Dedicate right of way 32 feet from centerline on "A" Street, "B" Street from "A" Street to "D" Street, and on "D" Street. The alignment of "D" Street at the westerly tract boundary shall be compatible with Tract 47657.
13. Dedicate right of way 30 feet from centerline including a standard cul-de-sac bulb on "B" Street west of "A" Street.
14. Dedicate right of way 29 feet from centerline including a standard cul-de-sac bulb on "C" Street and "E" Street.
15. Dedicate vehicular access rights on Copper Hill Drive, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
16. Construct highway improvements along the property frontage on Copper Hill Drive, including curb, gutter, base, pavement, and sidewalk per the typical section to the satisfaction of Public Works. The proposed typical section for Copper Hill Drive shown on the tentative map (68 feet curb to curb and 10 foot parkways) is not necessarily approved.
17. Construct curb, gutter, base, pavement, and sidewalk on all interior streets. Permission is granted to use the alternate street section.
18. Off-site improvements are tentatively required. It shall be the sole responsibility of the subdivider to acquire the necessary right-of-way and/or easement.
19. If applicable, provide adequate transitions between the proposed improvements and any existing improvements on Copper Hill Drive to the satisfaction of Public Works.
20. Underground all existing and new utility lines on Copper Hill Drive and all interior streets to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in parkway.

21. Plant street trees on Copper Hill Drive along the property frontage and all interior streets.
22. Prior to final map approval, the subdivider shall enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works.
23. Install postal delivery receptacles in groups to serve two or more residential units.
24. Provide and install street name signs prior to occupancy of building(s).
25. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on Copper Hill Drive along the property frontage and all interior streets to the satisfaction of Public Works. Obtain Street Lighting Section's approval of the street light layout prior to project recordation.
 - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

- c. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans.
 - e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
26. Prior to final map approval, pay the fees established by the Board of Supervisors for the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is \$14,440.00 per factored unit and is subject to change.
27. Comply with the mitigation measures identified in the attached July 2, 2003 letter from our Traffic and Lighting Division to the satisfaction of Public Works. If the mitigation measures include the installation of signals, and these signals are subsequently incorporated as district improvements into the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works.
28. A deposit is required to review documents and plans for final map clearance.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District, with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.
5. Off-site improvements are tentatively required.
6. Outlet approval from the City of Santa Clarita may be required.
7. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Prepared by Massoud Esfahani
Reviewed by Henry Wong *HW*
MSW

Phone (626) 458-4921

Date 10-27-2003

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. Off-site improvements are tentatively required.
4. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Prepared by Massoud Esfahani
Reviewed by Henry Wong *HW*
MSW

Phone (626) 458-4921

Date 10-27-2003



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. 43589 Tentative Map Date September 25, 2003

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 6 public fire hydrant(s). Upgrade / Verify existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: _____
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments:

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date October 28, 2003



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: 43589 Map Date September 25, 2003

C.U.P. _____ Vicinity Newhall North

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: **Provide a covenant and agreement for the shared driveway between 54 & 55, post "No Parking Fire Lane"**
Proposed driveway shall be a minimum paved width of 20' clear to the sky. Lot 34 is okay as shown at 15'.

By Inspector: Janna Masi Date October 28, 2003

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **43589** DRP Map Date: **09/25/2003** SCM Date: **10/27/2003** Report Date: **10/23/2003**
Park Planning Area # **35D** **CANYON COUNTRY** Map Type: **REV. (REV RECD)**

Total Units **91** = Proposed Units **91** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.87
IN-LIEU FEES:	\$90,480

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$90,480 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Acting Departmental Facilities Planner I, Department of Parks and Recreation, 433 South Vermont Avenue, Los Angeles, California, 90020 at (213) 738-2972 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Tonda Ley, Trail Coordinator at (213) 738-2118.

By: *James Barber*
James Barber, Advanced Planning Section Head

Supv D 5th
October 22, 2003 16:07:29
QMB02F.FRX



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # **43589** DRP Map Date: **09/25/2003** SMC Date: **10/27/2003** Report Date: **10/23/2003**
Park Planning Area # **35D** **CANYON COUNTRY** Map Type: **REV. (REV RECD)**

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{AFMV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 1990 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

AFMV/Acre = Average Fair Market Value per Acre by Park Planning Area.

Total Units **91** = Proposed Units **91** + Exempt Units **0**

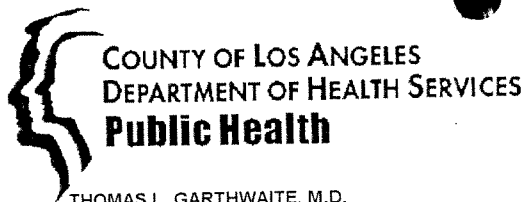
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.17	0.0030	91	0.87
M.F. < 5 Units	2.73	0.0030	0	0.00
M.F. >= 5 Units	2.38	0.0030	0	0.00
Mobile Units	2.55	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.87

Park Planning Area = **35D CANYON COUNTRY**

Goal	Acre Obligation	AFMV / Acre	In-Lieu Base Fee
@(0.0030)	0.87	\$104,000	\$90,480

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	AFMV / Acre	In-Lieu Fee Due
0.87	0.00	0.00	0.87	\$104,000	\$90,480



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October 16, 2002

Tract Map No. 43589

Vicinity: Santa Clarita

Tentative Tract Map Date: September 25, 2003 (5th Revision)

The Los Angeles County Department of Health Services' approval for **Vesting Tentative Tract Map 43589** is contingent upon the following conditions:

1. Potable water will be supplied by the **Santa Clarita Water District**, a public water system, which guarantees water connection and service to the entire development.
2. Sewage disposal shall be provided through the public sewer and waste water treatment facilities of the **Los Angeles County Sanitation District No. 26 & 32**, as proposed.
3. Water wells discovered on the property will be properly decommissioned. (see handout)

If you have any questions or need additional information, please contact Becky Valenti at (626) 430-5380.

Respectfully,

Patrick Nejadian, Chief E.H.S.
Mountain and Rural/Water, Sewage, and Subdivision Program